Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Little Harbor Consulting
164 Walton Road
Newcastle, NH 03854

Statement 02/20/2023

Locus: Barn Realty, Inc. properties at
724 Lafayette Road, Hampton, NH 905A
931 Ocean Boulevard, Hampton, NH 905

Work to date:

Title and property history research to prepare for boundary survey and redevelopment planning for both properties, including Registry of Deeds, Town files (Planning, Building, DPW), John W Durgin files courtesy of Verra and Assoc., NHDOT project and Right of Way plans, and Stockton Services files. Preliminary recon, monument recovery, additional research needed, organization of materials, meeting with owners to review findings. (Registry, copy, travel expense included),

40+ hours @ $50/hr $2000.00

Balance due . . . . . $ 2000.00

Thank you.

Tocky

724 Lafayette Road, 6 Ruth Lane, Hampton

2 messages

Stockton Services <stockton752@gmail.com> Mon, Aug 22, 2022 at 2:17 PM
To: Matthew Taylor <littleharborconsulting@gmail.com>

I would like to ask $100 for the attached. Do you want to start a tab?
Tockstar

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

724 Lafayette-6 Ruth.pdf
8803K

Matthew Taylor <littleharborconsulting@gmail.com> Mon, Aug 22, 2022 at 2:22 PM
To: Stockton Services <stockton752@gmail.com>

Hi,

Yes, a separate one. I have a check for you for the $950 I'll give you on Wednesday. Keep track of all your time.

Thanks as always.

Matt Taylor
Little Harbor Consulting, LLC
Cell: 617.901.9015

> On Aug 22, 2022, at 14:17, Stockton Services <stockton752@gmail.com> wrote:
>
> [Quoted text hidden]

724 Lafayette-6 Ruth.pdf
8803K

724 LAFAYETTE RD

Location	724 LAFAYETTE RD	**Mblu**	108/ 56/ / /
Acct#	1329	**Owner**	BARN REALTY INC
Municipality		**Assessment**	$648,300
Appraisal	$648,300	**PID**	1329
Building Count	1	**Wetlands Permit**	
Lot Type			

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$205,900	$442,400	$648,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$205,900	$442,400	$648,300

Owner of Record

Owner	BARN REALTY INC	**Sale Price**	$0
Co-Owner	C/O FRED SCHAAKE	**Certificate**	
Address	PO BOX 232 HAMPTON,, NH 03843-0232	**Book & Page**	1996/0302
		Sale Date	12/02/1969

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
BARN REALTY INC	$0		1996/0302	12/02/1969

Building Information

Building 1 : Section 1

Year Built:	1769
Living Area:	2,760
Replacement Cost:	$322,686

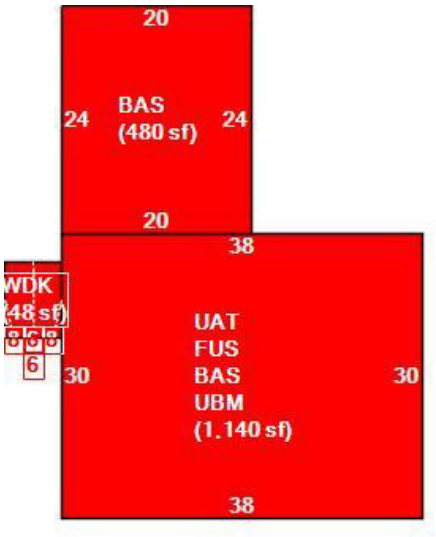
Building Percent Good: 62
Replacement Cost
Less Depreciation: $200,100

Building Attributes	
Field	**Description**
Style:	Office Bldg
Model	Commercial
Grade	Average
Stories:	2
Occupancy	
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Floor 1	Carpet
Interior Floor 2	Inlaid Sht Gds
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Use:	OFFICE BLD MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3400
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo

(https://images.vgsi.com/photos2/HamptonNHPhotos//\00\01\42\65.jpg)

Building Layout



(ParcelSketch.ashx?pid=1329&bid=1314)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,620	1,620
FUS	Upper Story, Finished	1,140	1,140
UAT	Attic, Unfinished	1,140	0
UBM	Basement, Unfinished	1,140	0
WDK	Deck, Wood	48	0
		5,088	2,760

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3400
Description	OFFICE BLD MDL-94
Zone	B
Neighborhood	LAF1
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.06
Frontage	0
Depth	0
Assessed Value	$442,400
Appraised Value	$442,400

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			4602.00 S.F.	$5,800	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$205,900	$442,400	$648,300
2020	$205,900	$442,400	$648,300
2019	$205,900	$442,400	$648,300

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$205,900	$442,400	$648,300
2020	$205,900	$442,400	$648,300
2019	$205,900	$442,400	$648,300

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6 RUTH LN

Location	6 RUTH LN	**Mblu**	108/ 46/ / /
Acct#	1319	**Owner**	BARN REALTY INC
Municipality		**Assessment**	$232,200
Appraisal	$232,200	**PID**	1319
Building Count	1	**Wetlands Permit**	
Lot Type			

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$89,100	$143,100	$232,200
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$89,100	$143,100	$232,200

Owner of Record

Owner	BARN REALTY INC	**Sale Price**	$188,000
Co-Owner		**Certificate**	
Address	PO BOX 232 HAMPTON, NH 03843-0232	**Book & Page**	3836/1475
		Sale Date	09/11/2002
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BARN REALTY INC	$188,000		3836/1475	00	09/11/2002
BICKFORD, ANANIAS A & IRENE F REVOC TRUS	$40		3428/0646	00	10/04/1999
BICKFORD, ANANIAS A.	$0		/0		

Building Information

Building 1 : Section 1

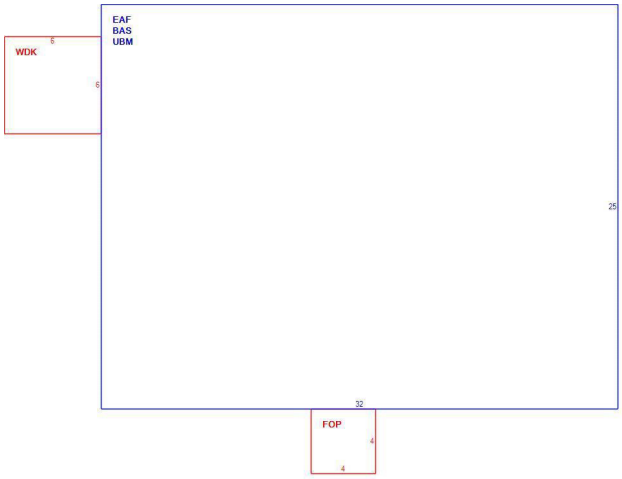
Year Built: 1950
Living Area: 1,080
Replacement Cost: $148,463
Building Percent Good: 60
Replacement Cost Less Depreciation: $89,100

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 1/4 Stories
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos2/HamptonNHPhotos//\00\00\61\03.jpg)

Building Layout



(ParcelSketch.ashx?pid=1319&bid=1304)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	800	800
EAF	Attic, Expansion, Finished	800	280
FOP	Porch, Open, Framed	16	0
UBM	Basement, Unfinished	800	0
WDK	Deck, Wood	36	0
		2,452	1,080

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.18
Frontage	0
Depth	0
Assessed Value	$143,100
Appraised Value	$143,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$89,100	$143,100	$232,200
2020	$89,100	$143,100	$232,200
2019	$89,100	$143,100	$232,200

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$89,100	$143,100	$232,200
2020	$89,100	$143,100	$232,200
2019	$89,100	$143,100	$232,200

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Hampton, NH

August 22, 2022

1 inch = 80 Feet

0 80 160 240

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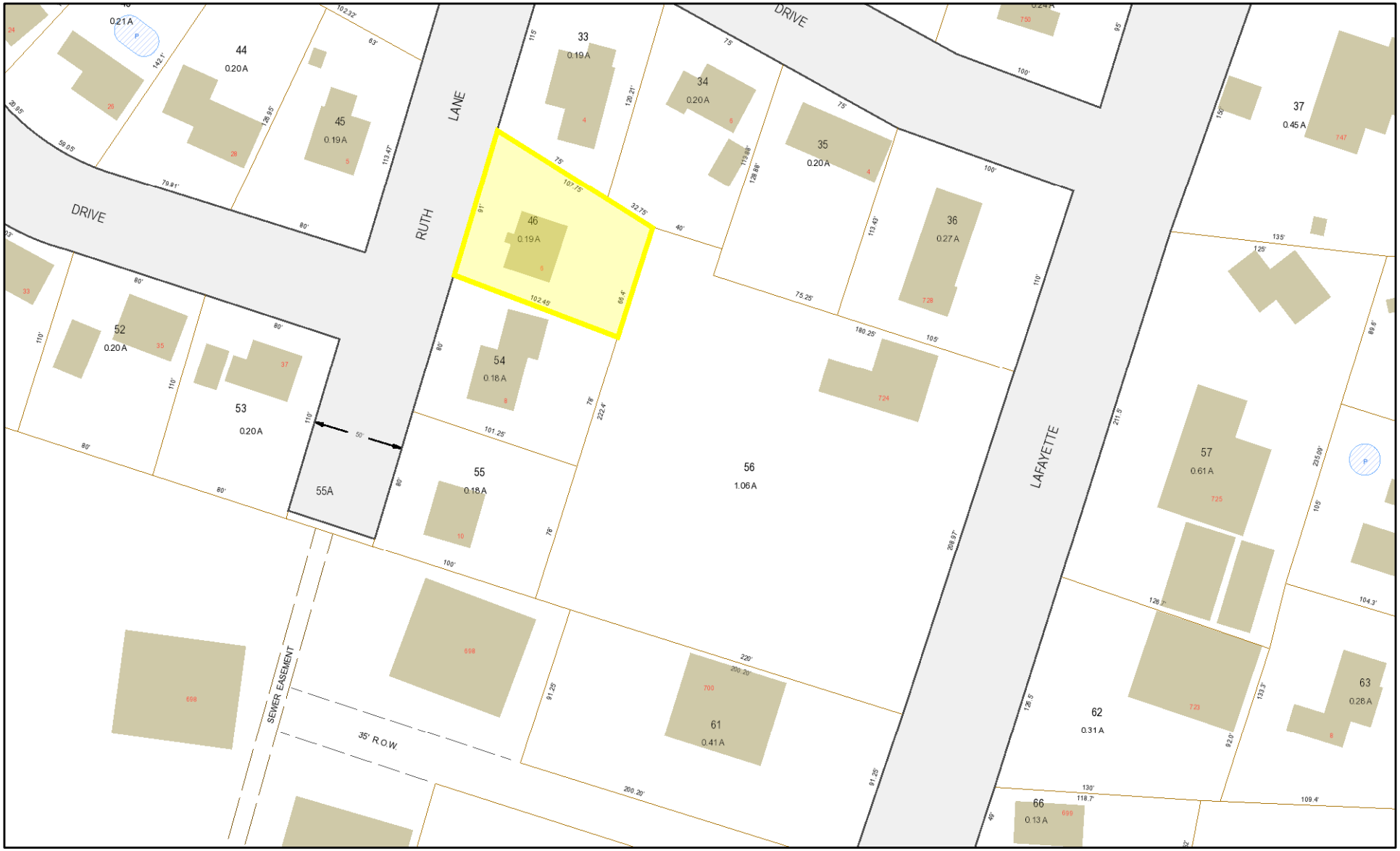

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1996 302

DEED OF WARRANTY

See Death Cert V 2004 P 359

I, CATHERINE R. FLYNN, widow

of Saugus, Essex County, Commonwealth of Massachusetts, for consideration paid, grant to BARN REALTY, INC., a corporation duly established by law and having its principal place of business in Hampton (Town or City), Rockingham (Street Address) County, State of New Hampshire, with WARRANTY covenants, the following described premises:

(Description of land or interest being conveyed: incumbrances, excepting reservations, if any)

A certain parcel of land, with the buildings thereon, situated on the Westerly side of Lafayette Road (Route #1) in said Hampton, bounded and described as follows:

Beginning at a point at land now of Donald L. Tuholski and formerly of Frederick J. Rice at the Southeasterly corner of the tract herein conveyed at Lafayette Road; thence turning and running by said Tuholski land North 55° 30' West a distance of 220 feet to a point at Fairfield Park, so-called; thence turning and running North 34° 00' East a distance of 222.4 feet along said Fairfield Park Lots to a point; thence turning and running South 56° 00' East, still along Fairfield Park Lots a distance of 40 feet; thence turning and running South 34° 58' West a distance of 15 feet to a point; thence turning and running, still along Fairfield Park Lots South 56° 00' East a distance of 180.25 feet to a point on said Lafayette Road; thence turning and running South 34° 00' West a distance of 208.97 feet along said Lafayette Road to the point of beginning.

Meaning and intending to convey Parcel A as shown on a plan entitled "Revisions to Plan of Fairfield Park - Hampton, N.H. by Chester A. Leach,C.E., Hampton, N. H." Oct., 1955 filed in Rockingham Records Oct. 11, 1956 - #02469.

Being a portion of the premises conveyed to William J. Flynn and Catherine R. Flynn as Joint Tenants with Rights of Survivorship by deed of William T. Ross, administrator of the estate of George M. Dearborn dated Oct. 5, 1943 and recorded in Book 967, Page 389 of the Rockingham Records; said William J. Flynn having died in Malden, Mass. on Aug. 19, 1968; death certificate to be recorded herewith.

Real estate taxes are to be prorated as of the date of transfer.

WITNESS my hand and seal this 2 day of December, 1969.

Witness:

Catherine R. Flynn
Widow

STATE OF NEW HAMPSHIRE
Rockingham, ss.

December 2, 1969

Catherine R. Flynn
Personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.

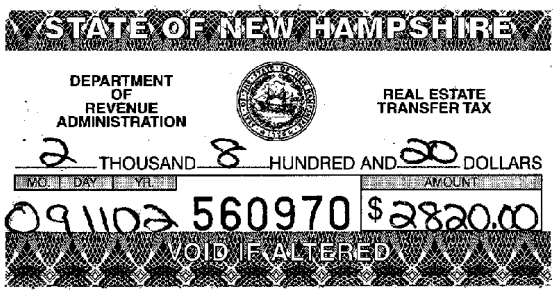
Before me,

F. Alfred Janvrin
Notary Public

F. ALFRED JANVRIN, Notary Public
My commission expires May 29, 1973

016284

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
DEC-2'69
R.S.A. 78-B
$27.50
R.B. 10665



078659

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

2002 SEP 11 PM 3:14

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Ananias A. Bickford, Trustee of the Ananias A. Bickford and Irene F. Bickford Revocable Trust, of 6 Ruth Lane, Hampton, County of Rockingham and State of New Hampshire, *for consideration paid, grant to* BARN REALTY, INC., a New Hampshire Corporation with an address of P.O. Box 232, Hampton, County of Rockingham and State of New Hampshire, *WITH WARRANTY COVENANTS,* the following described premises.

A certain tract or parcel of land, with the buildings thereon, situated in Hampton, Rockingham County, New Hampshire as more particularly bounded and described as follows.

The land in Hampton, Rockingham County, New Hampshire, being Lot #33, as shown on "Plan of Fairfield Park, Hampton, New Hampshire, for William J. and Catherine R. Flynn, by Leach and Hunter, Hampton, N.H. August 1949", duly recorded in Rockingham Deeds, and more particularly bounded and described according to said plan as follows:

Beginning at the Northerly corner thereon on Ruth's Lane by Lot #8; thence running Southeasterly by said Lot #8 and Lot #6, 107.75 feet to Parcel A; thence Southwesterly by said Parcel A, 66.4 feet to Lot #34; thence Northwesterly by said Lot #34, 102.45 feet to said Ruth's Lane; thence Northeasterly by said Ruth's Lane 91 feet to the point of beginning.

Together with and subject to the right to use the ways shown on said plan in common with owners of the other lots shown on said plan for all the purposes of streets.

This conveyance is made subject to the restrictions of Residence A districts as established in the Zoning Ordinance of the Town of Hampton as adopted March 8, 1949, and also subject to the following restrictions:

A. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling, and a private garage for not more than 2 cars.

B. Lot sizes and setback lines as per plan for Fairfield Park, as above set forth.

C. No residence or attached appurtenance shall be erected on any lot farther than 40 feet from the front lot line.

D. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

E. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to present him or them from so doing or to recover damages or other dues for such violation.

F. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Meaning and intending to convey the same premises conveyed to Ananias A. Bickford and Irene F. Bickford by deed dated February 9, 1951 and recorded in the Rockingham County Registry of Deeds at Book 1199, Page 437. For further reference see deed of Bickford to Ananias A. Bickford and Irene F. Bickford, Trustees of the Ananias A. Bickford and Irene F. Bickford Revocable Trust dated September 30, 1999 and recorded in the Rockingham County Registry of Deeds at Book 3428, Page 0646. See also Death Certificate of Irene F. Bickford recorded herewith.

Trustee Certificate

I, **Ananias A. Bickford, Trustee of Ananias A. Bickford and Irene F. Bickford Revocable Trust,** am Trustee of the above trust and I have full and absolute power in said trust agreement to convey real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power to see to the application of any trust asset paid to the trustee for conveyance thereof.

I further certify that the Trust dated August 30, 1999 continues in force and that pursuant to its terms I am duly authorized.

I, Ananias A. Bickford, do hereby fully and completely release and waive all my right, title and interest in a certain life estate that I hold in the within described premises.

Signed this 6th day of September, 2002.

ANANIAS A. BICKFORD and IRENE F. BICKFORD, TRUSTEES OF ANANIAS A. BICKFORD and IRENE F. BICKFORD REVOCABLE TRUST

By: A. A. Bickford
Ananias A. Bickford, Trustee

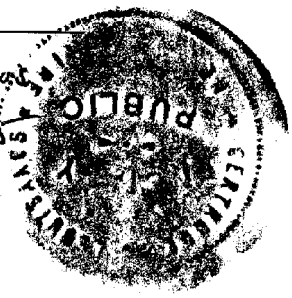
STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

Dated: Sept 6, 2002

Personally appeared the above named Ananias A. Bickford, Trustee of the Ananias A. Bickford and Irene F. Bickford Revocable Trust, known to me or satisfactorily proven to be the Trustee of the above referenced Trust, and being so authorized, acknowledge the foregoing to be his free act and deed.

Before me,

Gertrude B. Leoutsakos
Notary Public/~~Justice of the Peace~~
Name: GERTRUDE B. LEOUTSAKOS
My Commission Expires: 8/29/05



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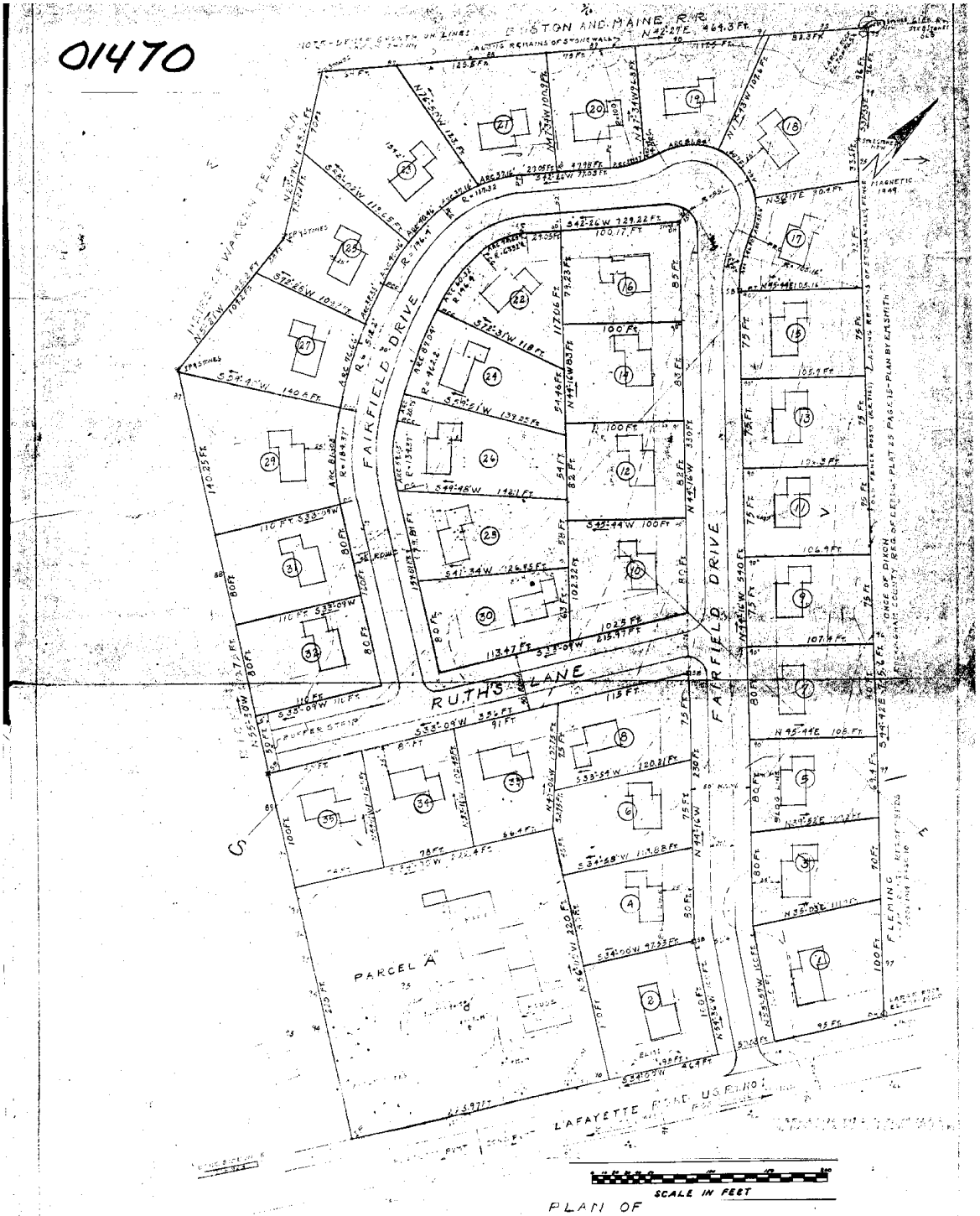


PLAN OF

FAIRFIELD PARK

HAMPTON N.H. - MAP

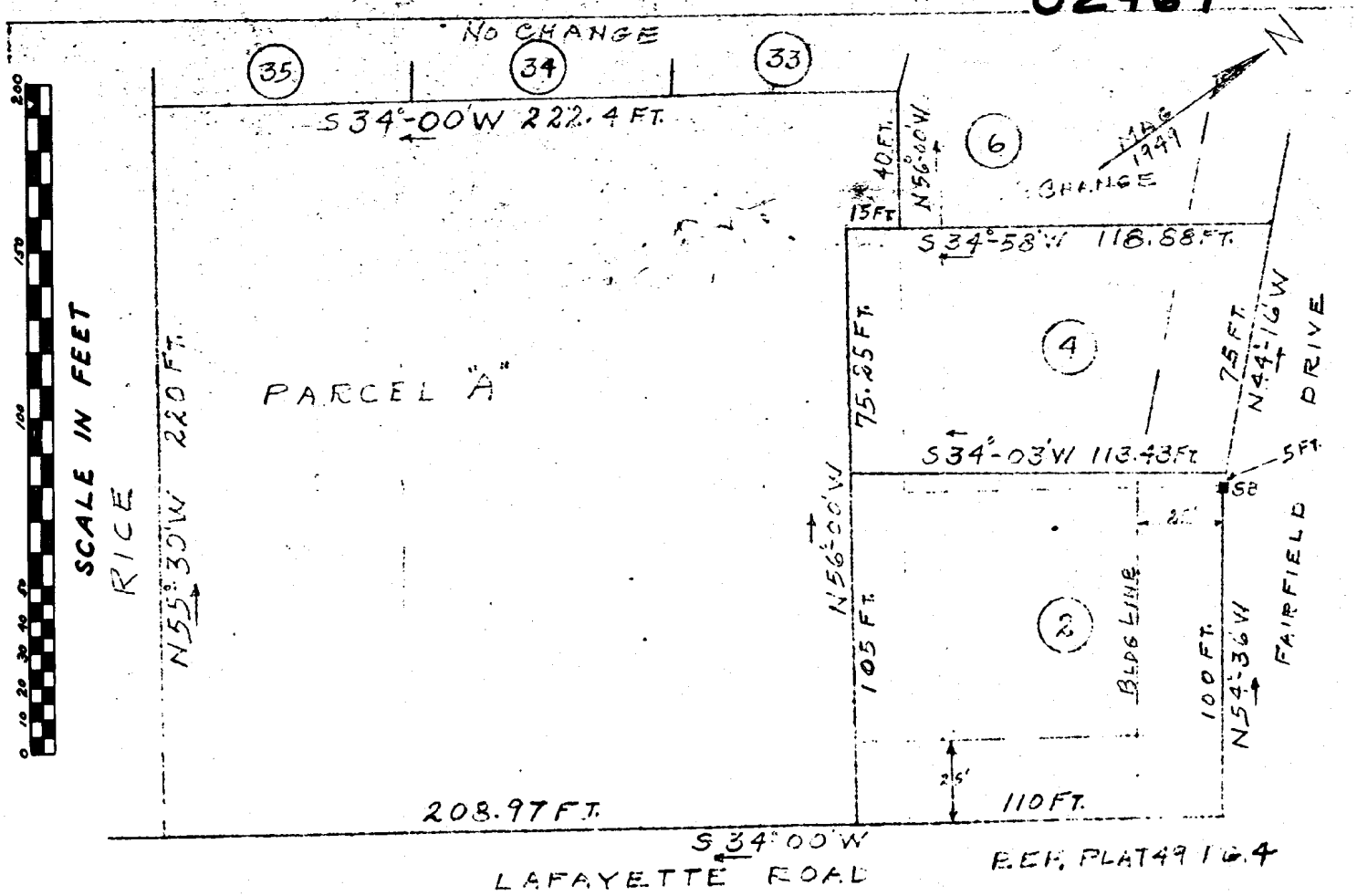
FOR WILLIAM J. AND CATHERINE R. FLYNN

SCALE 1 IN. = 40 FT. VERTICAL DATUM ADJUSTED

BY LEAGE ENGINEERING HAMPTON N.H. AUG. 1ST 1949

Filed Sept 14 1949

02469



REVISIONS TO PLAN OF FAIRFIELD PARK - HAMPTON, N.H.
FOR WILLIAM J. AND CATHERINE R. FLYNN - OWNERS
SCALE 1 IN = 40 FT.
BY CHESTER A. LEACH C.E. - HAMPTON, N.H. OCT. 1955
FILED Oct. 11, 1956

Hampton, NH

August 22, 2022

1 inch = 50 Feet

0 50 100 150

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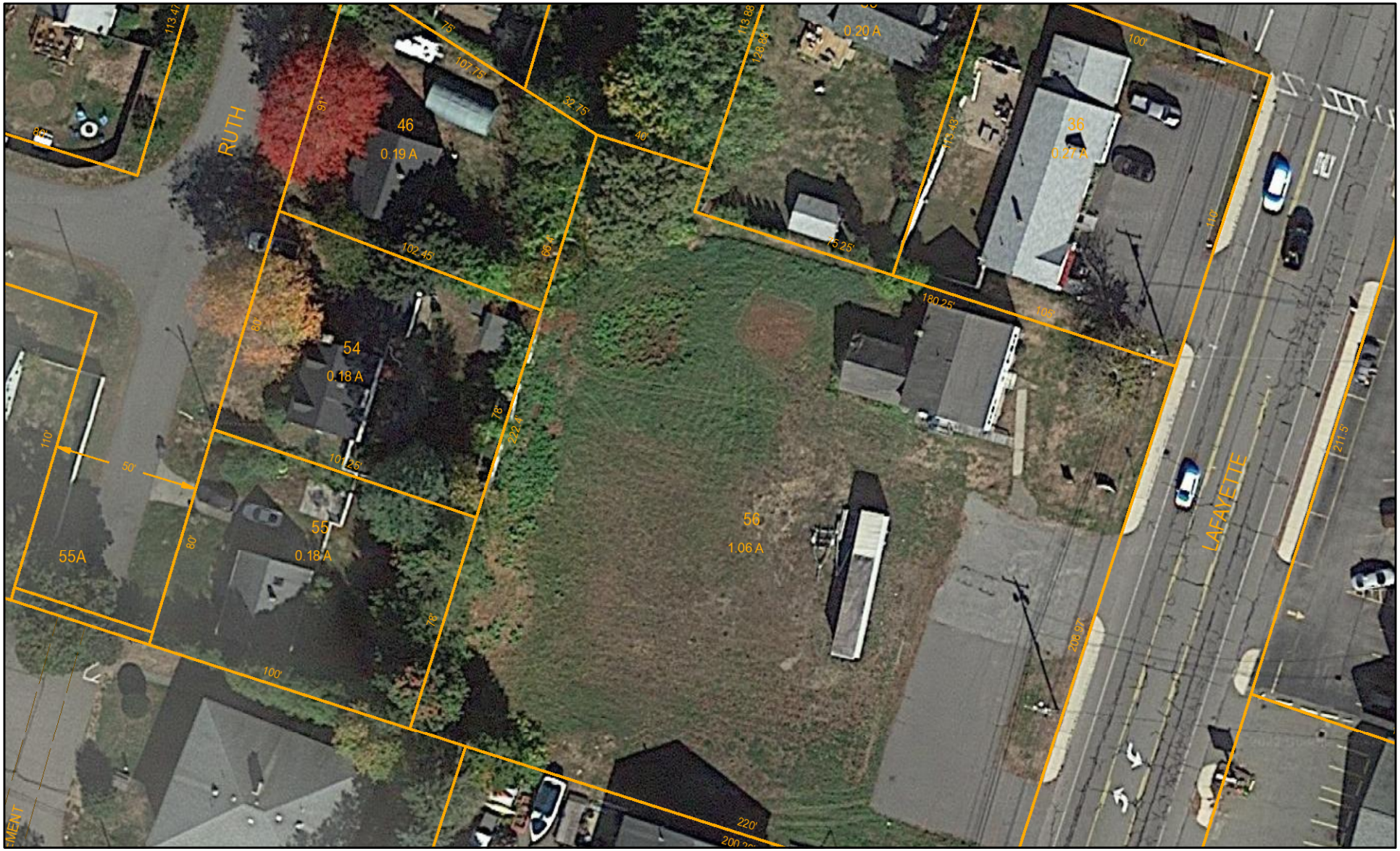

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Hampton, NH

August 22, 2022

1 inch = 70 Feet

0 70 140 210

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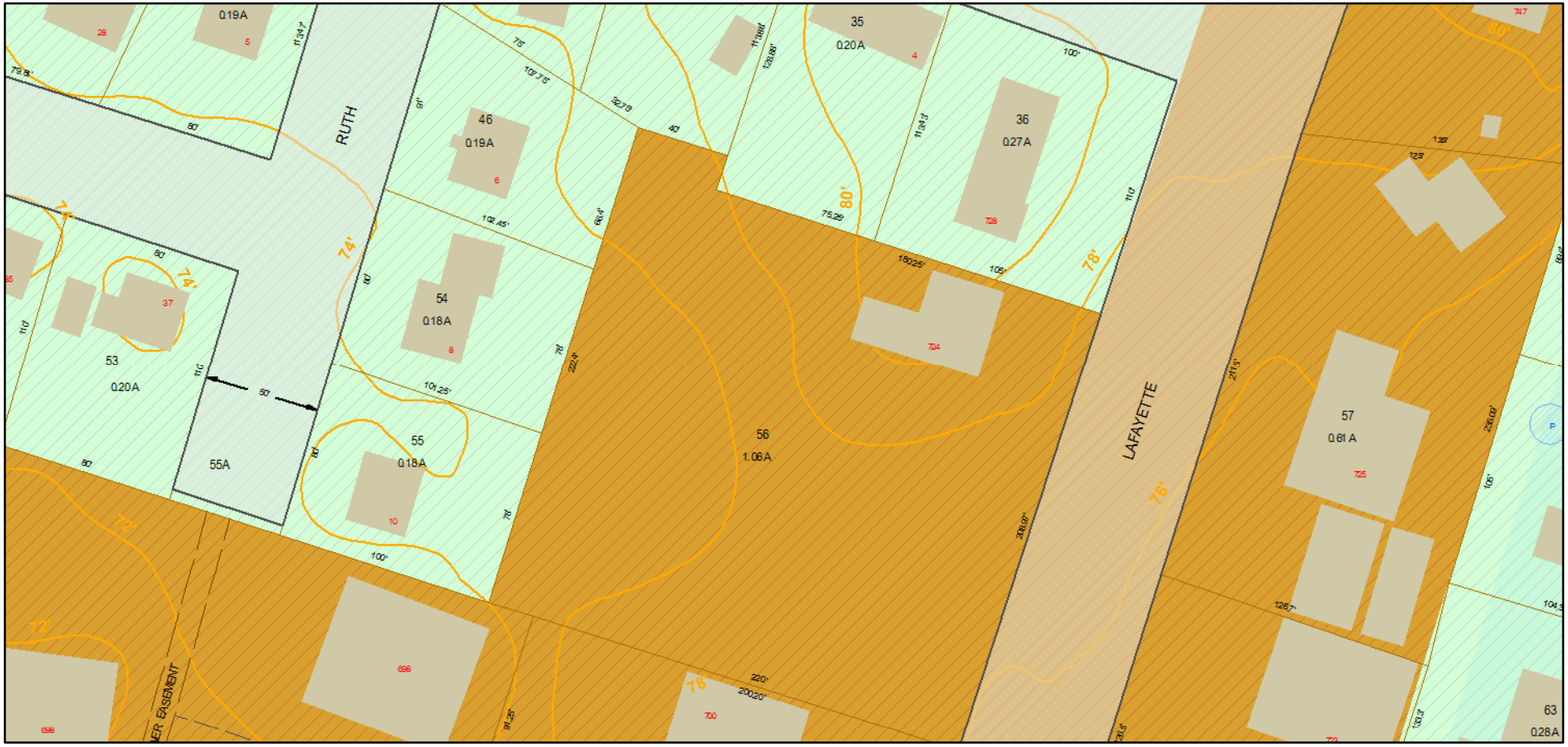

EASEMENT
RW
tanno_poly
pool-poly
Buildings
Right of Ways
2 Ft Contours
Aquifer Protection District Overlay Zone
B - Business
RA - Residence A
Aquifer Protection Area
< 1000 FEET SQUARED PER DAY
1001 - 2000 FEET SQUARED PER DAY

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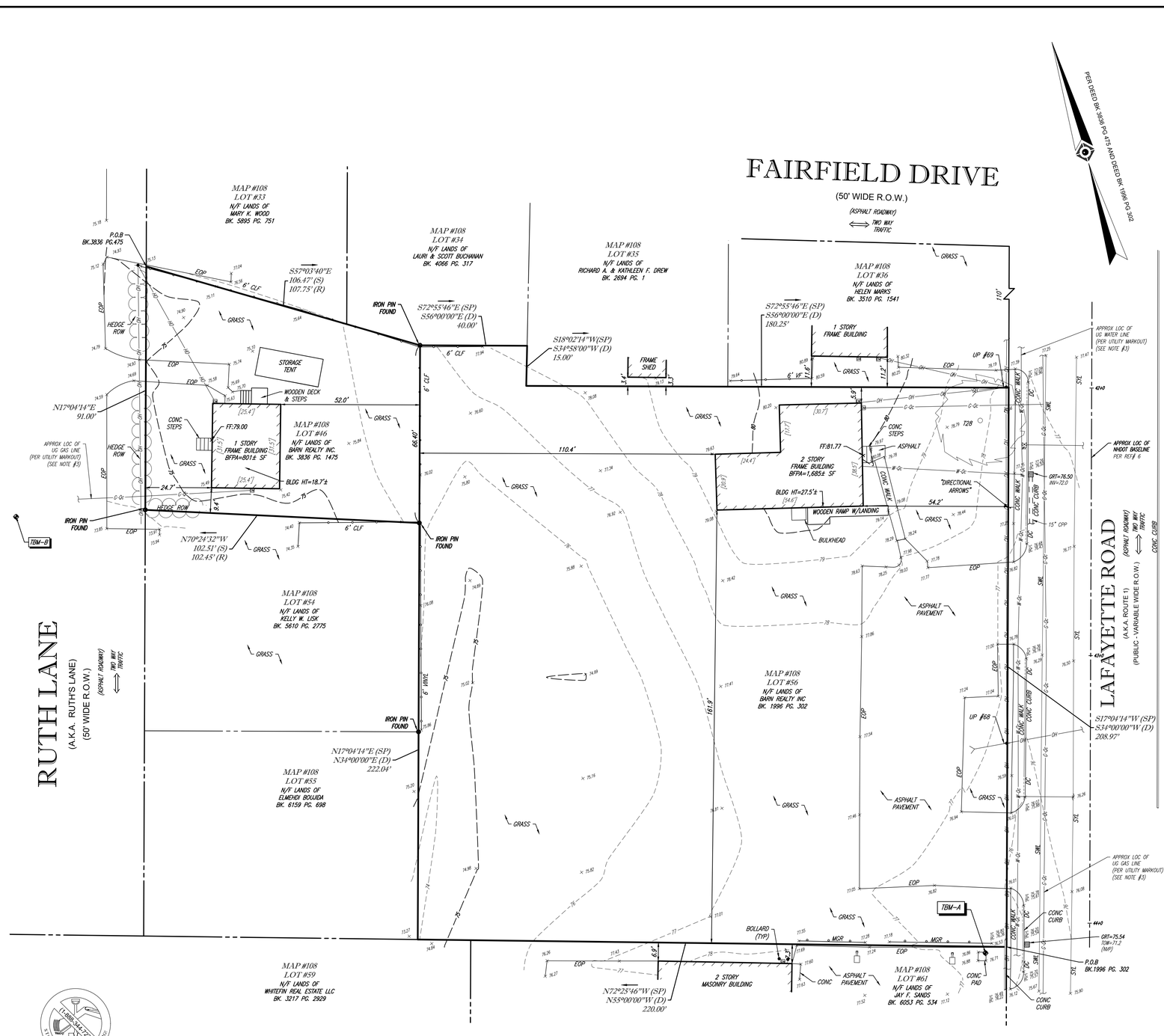

FAIRFIELD DRIVE
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
RUTH LANE
(A.K.A. RUTH'S LANE)
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
LAFAYETTE ROAD
(A.K.A. ROUTE 1)
(PUBLIC - VARIABLE WIDE R.O.W.)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
PER DEED BK. 3839 PG. 475 AND DEED BK. 1996 PG. 302
MAP #108 LOT #33 N/F LANDS OF MARY K. WOOD BK. 5895 PG. 751
MAP #108 LOT #34 N/F LANDS OF LAURI & SCOTT BUCHANAN BK. 4066 PG. 317
MAP #108 LOT #35 N/F LANDS OF RICHARD A. & KATHLEEN F. DREW BK. 2694 PG. 1
MAP #108 LOT #36 N/F LANDS OF HELEN MARKS BK. 3510 PG. 1541
MAP #108 LOT #46 N/F LANDS OF BARN REALTY INC. BK. 3836 PG. 1475
MAP #108 LOT #54 N/F LANDS OF KELLY W. LISK BK. 5610 PG. 2775
MAP #108 LOT #55 N/F LANDS OF ELMEHDI BOUIDA BK. 6159 PG. 698
MAP #108 LOT #56 N/F LANDS OF BARN REALTY INC. BK. 1996 PG. 302
MAP #108 LOT #59 N/F LANDS OF WHITEFIN REAL ESTATE LLC BK. 3217 PG. 2929
MAP #108 LOT #61 N/F LANDS OF JAY F. SANDS BK. 6053 PG. 534
P.O.B BK.3836 PG.475
S57°03'40"E 106.47'(S) 107.75'(R)
S72°55'46"E (SP) S56°00'00"E (D) 40.00'
S18°02'14"W(SP) S34°58'00"W (D) 15.00'
S72°55'46"E (SP) S56°00'00"E (D) 180.25'
N17°04'14"E 91.00'
N70°24'32"W 102.51'(S) 102.45'(R)
N17°04'14"E (SP) N34°00'00"E (D) 222.04'
S17°04'14"W (SP) S34°00'00"W (D) 208.97'
N72°25'46"W (SP) N55°00'00"W (D) 220.00'
IRON PIN FOUND
6' CLF
6' VHT
EOP
HEDGE ROW
GRASS
STORAGE TENT
WOODEN DECK & STEPS
CONC STEPS
FF:79.00
1 STORY FRAME BUILDING BFFA=801± SF
BLDG HT=18.7'±
FRAME SHED
1 STORY FRAME BUILDING
FF:81.77
2 STORY FRAME BUILDING BFFA=1,685± SF
BLDG HT=27.5'±
WOODEN RAMP W/LANDING
BULKHEAD
"DIRECTIONAL ARROWS"
2 STORY MASONRY BUILDING
ASPHALT PAVEMENT
CONC PAD
CONC CURB
CONC WALK
TBM-A
TBM-B
BOLLARD (TYP)
UP #69
UP #68
APPROX LOC OF UG WATER LINE (PER UTILITY MARKOUT) (SEE NOTE #3)
APPROX LOC OF UG GAS LINE (PER UTILITY MARKOUT) (SEE NOTE #3)
APPROX LOC OF NHDOT BASELINE PER REF # 6
GRT=76.50 INV=72.0
GRT=75.54 TOW=71.2 (MP)
15" CPP
52.0'
110.4'
24.7'
54.2'
66.40'
161.9'
110'
6.9'
SITE
LOCUS MAP
NOT TO SCALE
GRAPHIC SCALE
20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20 ft.

NOTES:

1. PROPERTY KNOWN AS LOTS 46 & 56 AS SHOWN ON THE TOWN OF HAMPTON, ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, MAP NO. 108.

2. LOT 46 AREA = 8,060 SQUARE FEET OR 0.185 ACRES.
LOT 56 AREA = 46,358 SQUARE FEET OR 1.064 ACRES.

3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARK-OUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARK-OUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR MAY NOT BE PRESENT ON THIS SURVEY.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X-UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN), PER REF. #2.

7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCH MARKS SET:

   TBM-A: X-CUT SET IN CONCRETE BASE, ELEVATION= 77.30'

   TBM-B: MAG NAIL IN ASPHALT, ELEVATION= 73.89'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF TOWN OF HAMPTON, ROCKINGHAM COUNTY, MAP 108.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NEW HAMPSHIRE (ALL JURISDICTIONS), ROCKINGHAM COUNTY, PANEL 430 OF 681," MAP NUMBER 33015C0430F, MAP REVISED: JANUARY 29, 2021.
3. MAP ENTITLED "PLAN OF FAIRFIELD PARK HAMPTON NH" DATED AUGUST 1949 PREPARED BY CHESTER A. LEACH AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #1470.
4. MAP ENTITLED "REVISION TO PLAN OF FAIRFIELD PARK HAMPTON N.H." DATED OCTOBER, 1955 PREPARED BY CHESTER A. LEACH AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN # 2469.
5. MAP ENTITLED "PLAN OF LAND FOR LITTLE HARBOR REALTY TRUST HAMPTON, N.H." DATED JANUARY, 1971 REVISED JUNE 1971 PREPARED BY JOHN W. DURGIN AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D-2665.
6. MAP ENTITLED "STATE OF NEW HAMPSHIRE DEPT. OF TRANSPORTATION GENERAL PLANS - AS BUILT PLANS FED PROJECT # STP-X-5197 (005) STATE PROJECT #12869 SHEET 25 OF 76" DATED JUNE 2000

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× BC 122.95	EXIST. BOTTOM OF CURB ELEVATION
× FF 123.45	EXIST. FINISHED FLOOR ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
	DEPRESSED CURB
WV	WATER VALVE
GM	GAS METER
EM	ELECTRIC METER
UP #	UTILITY POLE
	SIGN
GW	GUY WIRE
CPP	CORRUGATED PLASTIC PIPE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
	BOLLARD
	METAL GUIDE RAIL
	AREA LIGHT
	DECIDUOUS TREE & TRUNK SIZE
UG	UNDER GROUND
CLF	CHAIN LINK FENCE
DC	DEPRESSED CURB
EOP	EDGE OF PAVEMENT
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
NVP	NO VISIBLE PIPE
TOW	TOP OF WATER
	UNKNOWN TERMINUS

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

11-04-2022
DATE

JOHN P. LYNCH
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

FIELD DATE	9-29-2022
FIELD BOOK NO.	22-15 MA
FIELD BOOK PG.	11-12
FIELD CREW	B.S.B.
DRAWN:	D.R.L.
REVIEWED:	R.J.K.

BOUNDARY & TOPOGRAPHIC SURVEY
STONEFIELD ENGINEERING & DESIGN
724 LAFAYETTE ROAD, 6 RUTH LANE
LOT 46 & 56 MAP 108
TOWN OF HAMPTON, ROCKINGHAM COUNTY
STATE OF NEW HAMPSHIRE

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
J.P.L.	11-04-2022	1"=20'	03-220388-00	1 OF 1

CONTROL POINT ASSOCIATES, INC., ALL RIGHTS RESERVED
THIS PLAN AND THE INFORMATION CONTAINED HEREIN IS THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTERESED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED

THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

Gmail Stockton Services <stockton752@gmail.com>

Fwd: 724 Lafayette Road, 6 Ruth Lane, Hampton

2 messages

Matthew Taylor <littleharborconsulting@gmail.com> Thu, Jan 12, 2023 at 12:42 PM
To: Stockton Services <stockton752@gmail.com>

This is what $8400 gets you.

Matt Taylor
Little Harbor Consulting, LLC
Cell: 617.901.9015

Begin forwarded message:

From: "Kline, Josh" <jkline@stonefieldeng.com>
Date: November 15, 2022 at 14:42:43 EST
To: Matthew Taylor <littleharborconsulting@gmail.com>
Cc: "Denk, Brian" <bdenk@stonefieldeng.com>, tkhepburn@comcast.net
Subject: RE: 724 Lafayette Road, 6 Ruth Lane, Hampton

Matt – See attached completed survey, let us know if you would like us to lay anything out for you and/or dive into anything further on the property in the meantime. Once you have title we can have them update as well.

Thanks,

Josh

Joshua H. Kline, PE

STONEFIELD

M 607.624.0415

{}

From: Matthew Taylor <littleharborconsulting@gmail.com>
Sent: Wednesday, November 2, 2022 11:09 AM
To: Kline, Josh <jkline@stonefieldeng.com>
Cc: Denk, Brian <bdenk@stonefieldeng.com>; tkhepburn@comcast.net
Subject: Re: 724 Lafayette Road, 6 Ruth Lane, Hampton

CAUTION: External Email

Thanks Josh. Please issue the survey without updated title. We will pull a final report when a deal gets closer to reality. Thanks for the update.

Matt

Matt Taylor

Little Harbor Consulting, LLC

Cell: 617.901.9015

> On Nov 2, 2022, at 10:29, Kline, Josh <jkline@stonefieldeng.com> wrote:
>
> Matt – They are drafting the survey (they are behind but we are trying to get them to issue this week), and wanted to check back in if you had an updated title report for them to prepare the ALTA.
>
> Thank,
>
> Josh
>
> **Joshua H. Kline,** PE
>
> **STONEFIELD**
>
> **M 607.624.0415**
>
> {}
>
> ---
>
> **From:** Matthew Taylor <littleharborconsulting@gmail.com>
> **Sent:** Monday, September 12, 2022 4:37 PM
> **To:** Kline, Josh <jkline@stonefieldeng.com>
> **Cc:** Denk, Brian <bdenk@stonefieldeng.com>; tkhepburn@comcast.net
> **Subject:** Re: 724 Lafayette Road, 6 Ruth Lane, Hampton
>
> **CAUTION:** External Email
>
> Thanks Josh. That timing works OK. Earlier is always better. Appreciate the update.
>
> Matt
>
> Matt Taylor
>
> Little Harbor Consulting, LLC

Cell: 617.901.9015

On Sep 12, 2022, at 16:09, Kline, Josh <jkline@stonefieldeng.com> wrote:

Field date is 09/22 with an estimated delivery of 10/24 – we will look to see if we can speed them up and/or have them issue a preliminary prior to start reviewing.

Joshua H. Kline, PE

STONEFIELD

M 607.624.0415

{}

From: Matthew Taylor <littleharborconsulting@gmail.com>
Sent: Wednesday, September 7, 2022 3:43 PM
To: Kline, Josh <jkline@stonefieldeng.com>
Cc: Denk, Brian <bdenk@stonefieldeng.com>; tkhepburn@comcast.net
Subject: Re: 724 Lafayette Road, 6 Ruth Lane, Hampton

CAUTION: External Email

OK. Keep me posted.

Matt Taylor

Little Harbor Consulting, LLC

Cell: 617.901.9015

> On Sep 7, 2022, at 14:02, Kline, Josh <jkline@stonefieldeng.com> wrote:
>
> FYI – we are still waiting for confirmed field dates from CPA, will pass along once received.
>
> **Joshua H. Kline,** PE

STONEFIELD

M 607.624.0415

{}

From: Matthew Taylor <littleharborconsulting@gmail.com>
Sent: Wednesday, August 31, 2022 10:40 AM
To: Matthew Taylor <littleharborconsulting@gmail.com>
Cc: Kline, Josh <jkline@stonefieldeng.com>; Denk, Brian <bdenk@stonefieldeng.com>; tkhepburn@comcast.net
Subject: Re: 724 Lafayette Road, 6 Ruth Lane, Hampton

CAUTION: External Email

Josh,

Please line up CPA for the work. We will want the utility work as well.

Stonefield can bill me directly.

Matt Taylor

Little Harbor Consulting, LLC

PO 322

New Castle, NH 03854

Let me know what they say on overall timing.

Thanks,

Matt

Matt Taylor

Little Harbor Consulting, LLC

Cell: 617.901.9015

On Aug 30, 2022, at 19:59, Matthew Taylor <littleharborconsulting@gmail.com> wrote:

Thanks Josh. Back to you later in the week.

Matt Taylor

Little Harbor Consulting, LLC

Cell: 617.901.9015

On Aug 30, 2022, at 18:56, Kline, Josh <jkline@stonefieldeng.com> wrote:

Matt – See attached proposals from both Control Point and WSP (see below summary for both as well). We sent out another request to a more local surveyor but he is backed-up and recommended we go elsewhere, happy to reach-out to anyone additional on your end.

Let us know how you would like to proceed and we can get them moving.

WSP – $8,850 (Does Not Include Utility Locate) / 5 Weeks

Control Point – $7,800 ($9,600 with Utility Locate) / 6 Weeks

Joshua H. Kline, PE

STONEFIELD

M 607.624.0415

{}

From: Matthew Taylor <littleharborconsulting@gmail.com>
Sent: Monday, August 22, 2022 5:17 PM
To: Kline, Josh <jkline@stonefieldeng.com>; tkhepburn@comcast.net

Subject: Fwd: 724 Lafayette Road, 6
Ruth Lane, Hampton

CAUTION: External Email

Josh,

As discussed. Please provide a proposal for ALTA survey. We will walk through the site planning thoughts in the next few weeks as the deal together.

Thanks,

Matt

Matt Taylor
Little Harbor Consulting, LLC
Cell: 617.901.9015

>
>>>

>

2022-11-14 03-220388-00 BTU.pdf
705K

Stockton Services <stockton752@gmail.com> Fri, Jan 13, 2023 at 9:35 AM
To: Matthew Taylor <littleharborconsulting@gmail.com>

Not sure what to say here.
see attached....
when you're ready....
[Quoted text hidden]
--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

905 TO MATT 01-13-23.pdf
40K

No.	Bearing	Distance
L1	S34°58'00.0"W	15.00'
L2	S34°51'55.2"W	0.35'
L3	S44°16'00.0"E	5.00'
L4	S18°02'14.0"W	15.00'
L5	N16°26'39.3"W	0.01'

SB

S44°16'00.0"E
75.00'

N33°09'00.0"E
115.00'

38

S44°16'00.0"E
75.00'

lot8
8,530.43 S.F.
0.2 Ac.

40

120.21'
S33°41'00.0"W

30

S44°16'00.0"E
75.00'

N40°06'52.2"W
74.79'

lot6
8,658.06 S.F.
0.2 Ac.

44

32.54'
N40°06'52.2"W

S56°00'00.0"E
40.00'

N56°00'00.0"W
40.00'

N34°51'11.21"E
S34°58'00.0"W

lot4
9,007.15 S.F.
0.2 Ac.

SB

S44°36'00.0"E
100.00'

LARGE ROCK
????

S33°09'00"W
149.91'

240.9

N33°37'25"E
66.65'

14

N34°03'00.0"E
113.43'

75.25'
N56°00'00.0"W

lot 2
11,674.26 S.F.
0.3 Ac.

S56°00'00.0"E
180.25'

42

109.97'
S34°00'00.0"W

104.96'
N56°00'00.0"W

N34°00'00.0"E
222.40'

S34°06'21"W
145.76'

212.40

464'

N55°30'00"W
102.34'

CHET
46,437.04 S.F.
1.1 Ac.

SURVEY
46,357.84 S.F.
1.1 Ac.

208.97'
S34°00'00.0"W

220.00'
N55°30'00.0"W

IP

GRAPHIC SCALE

30 0 10 20 30 60 120

1 INCH = 30 FEET

208,97
+110
+95
+50
467

724 LAFAYETTE RD

Location	724 LAFAYETTE RD	**Mblu**	108/ 56/ / /
Acct#	1329	**Owner**	BARN REALTY INC
Municipality		**Assessment**	$648,300
Appraisal	$648,300	**PID**	1329
Building Count	1	**Wetlands Permit**	
Lot Type			

Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
	$205,900	$442,400	$648,300

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
	$205,900	$442,400	$648,300

cord

ARN REALTY INC
'O FRED SCHAAKE
) BOX 232
MPTON,, NH 03843-0232

Sale Price	$0
Certificate	
Book & Page	1996/0302
Sale Date	12/02/1969

F.P. Towle heirs
942
RR
460
147
190
672
RICE
494
RD
Warren Dearborn heirs

ory

Ownership History				
wner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
	$0		1996/0302	12/02/1969

TOR BARN Realty > 1969
tax sales NOT ON LOCUS
Mortgages on PCLA

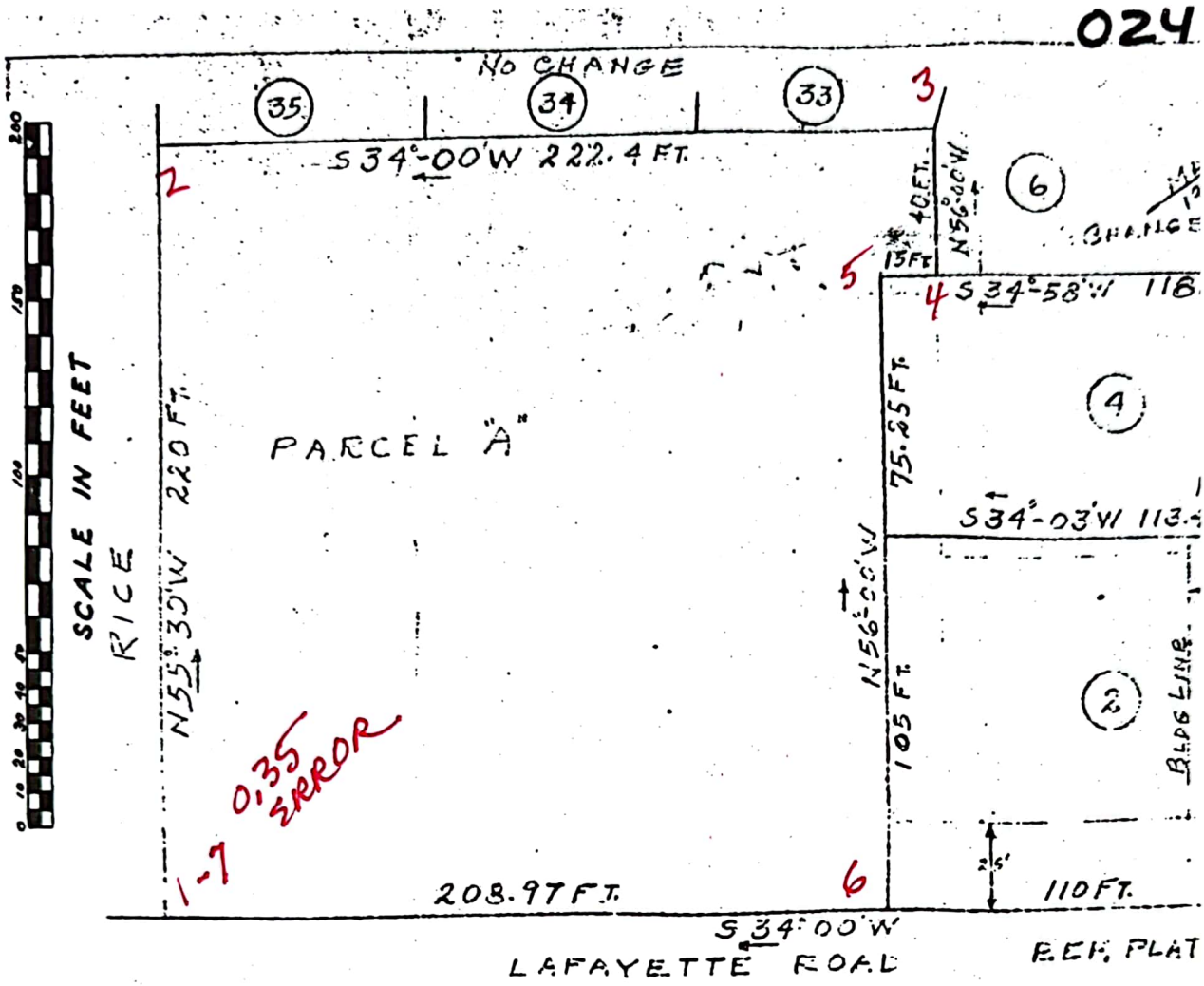
portion 967-389
Estate George M Dearborn

n

n 1

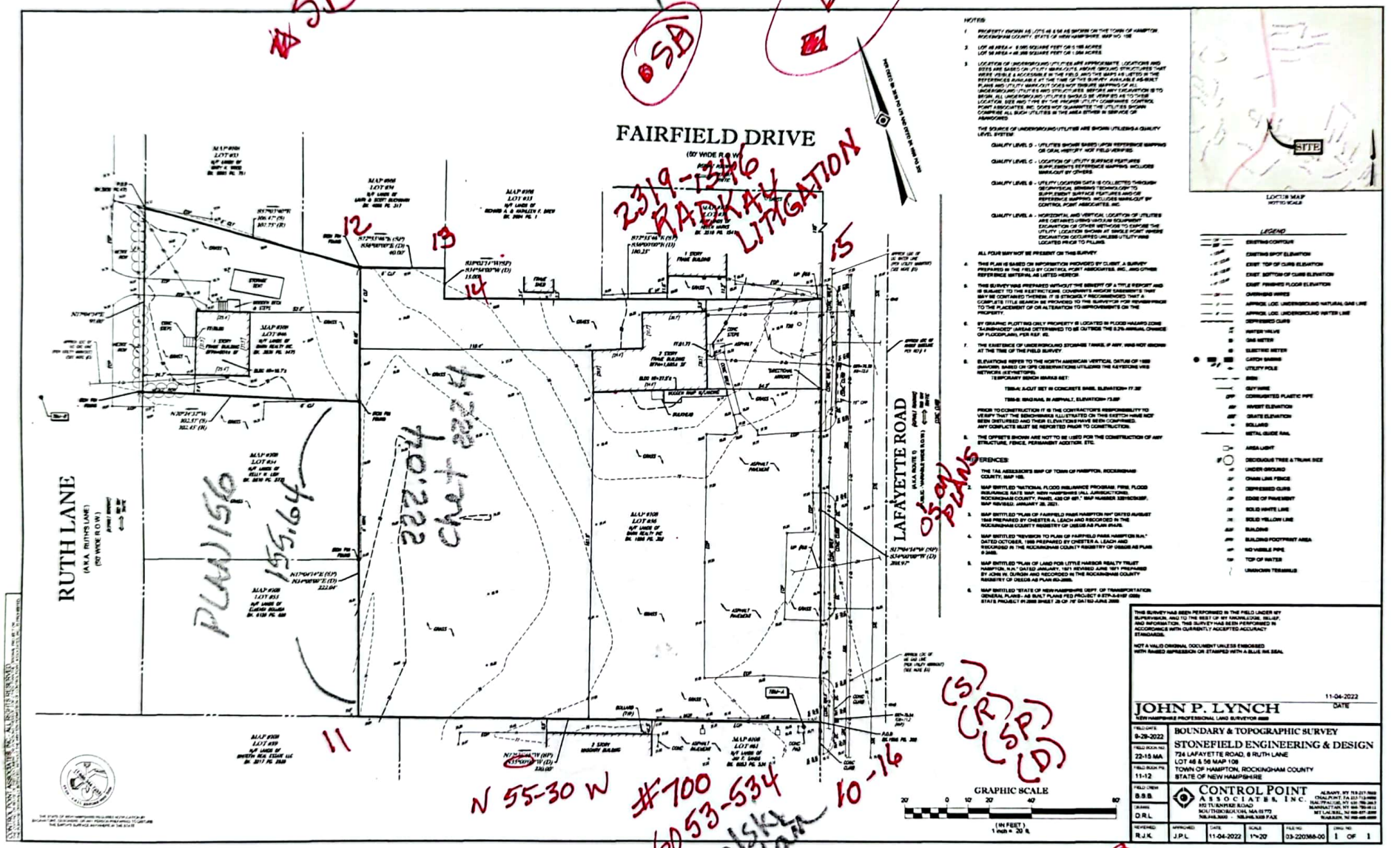
1769
2,760
$322,686

024



REVISIONS TO PLAN OF FAIRFIELD PARK - HAMPT
FOR WILLIAM J. AND CATHERINE R. FLYNN - OW
SCALE 1 IN = 40 FT.
BY CHESTER A. LEACH C.E. - HAMPTON, N.H. OCT. 195
FILED

D2665 20



BRK Home 22

#5B

33-59 60
17-04-14
16 55 #6

6 SB

BOUND

2319-1346
RADKAY
LITIGATION

12 13 14 15

PLAN 156
155,647

222.04
chd 222.47

11

N 55-30 W

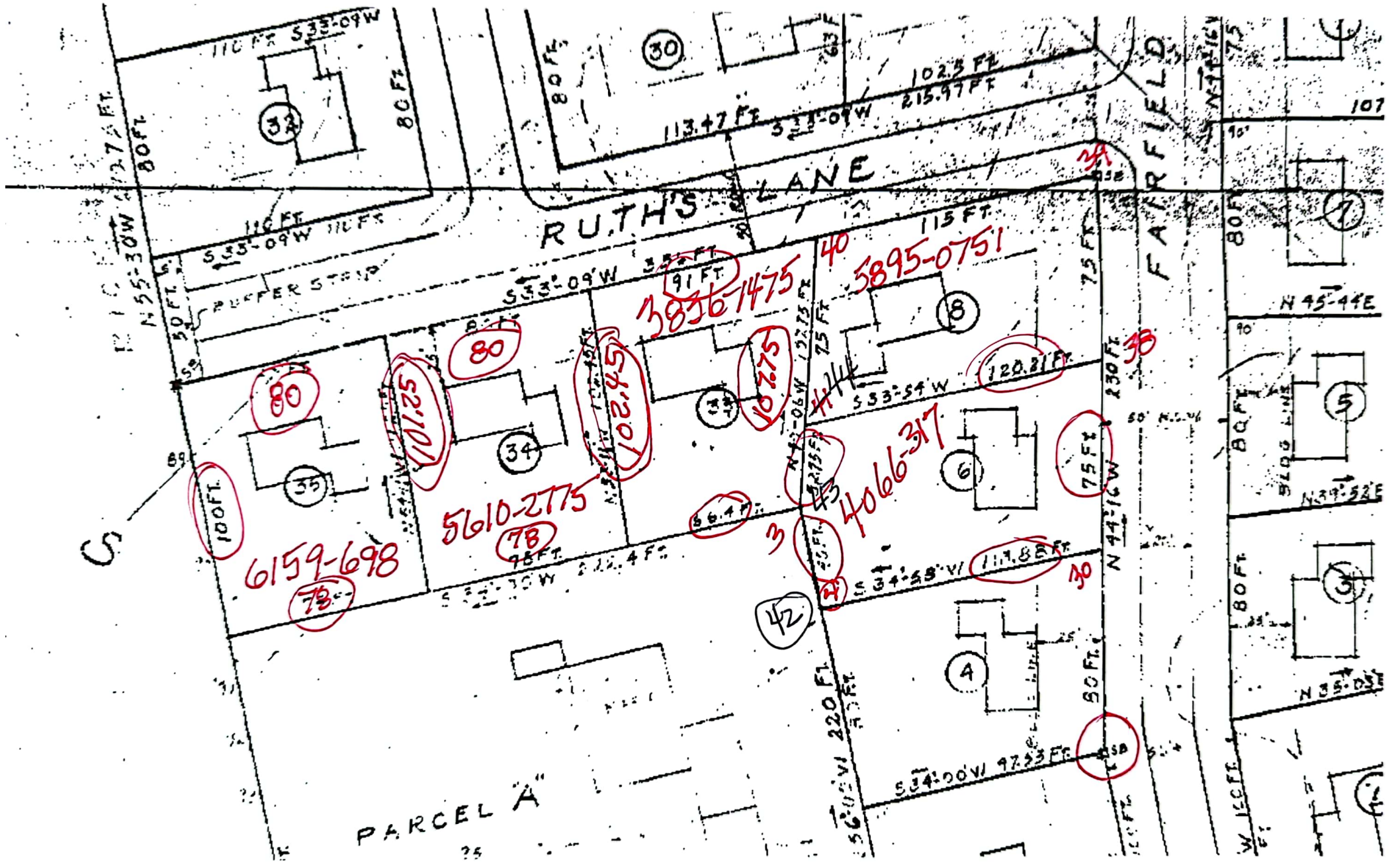
#700
6053-534
Lukpiski
Sullivan

10-16

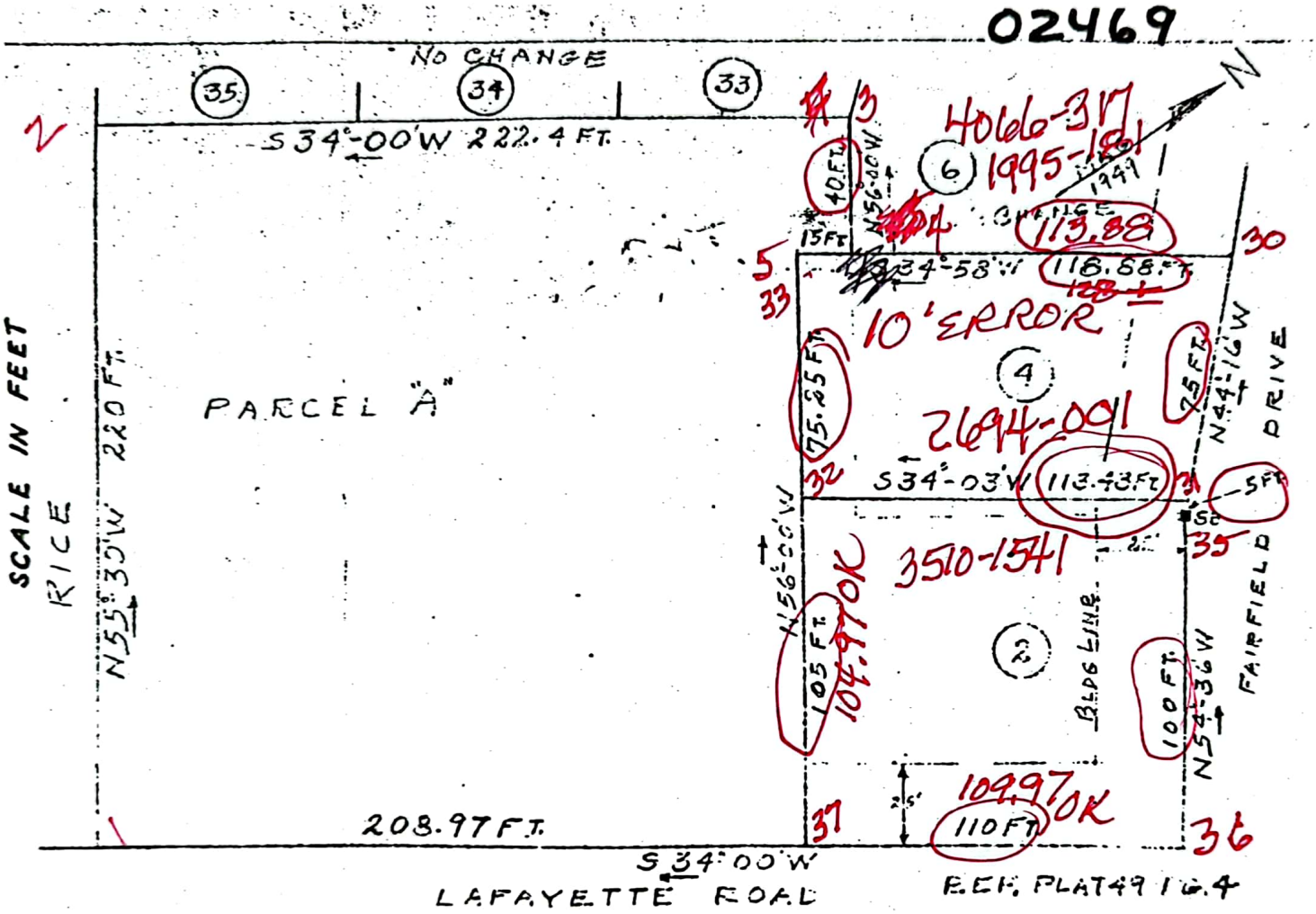
05 on PLANS

(S) (R) (SP) (D)

NO TIES TO OFFSITE MONUMENTS


RUTH'S LANE
FAIRFIELD
PARCEL "A"
BUFFER STRIP
80 FT.
115 FT.
N 55-30W 127.4 FT.
S 33-09W 116 FT.
S 33-09W 113.47 FT.
N 33-09E 215.97 FT.
102.5 FT.
S 33-09W 91 FT.
N 33-06W 122.13 FT.
S 33-54 W 120.21 FT.
N 44-16W 230 FT.
S 34-58 W 117.86 FT.
S 34-00W 97.53 FT.
N 44-16W 220 FT.
N 45-44E
N 39-52E
N 35-05
75 FT.
100 FT.
101.25
54.20
10.275
66.4 FT.
3836-1475
5895-0751
5610-2775
6159-698
4066-317
30
34
35
42
43
44
4
5
6
7
8

02469



REVISIONS TO PLAN OF FAIRFIELD PARK - HAMPTON, N.H.
FOR WILLIAM J. AND CATHERINE R. FLYNN - OWNERS
SCALE 1 IN. = 40 FT.
BY CHESTER A. LEACH C.E. - HAMPTON, N.H. OCT. 1955
FILED OCT. 11, 1956